

17 - 100 Kestrel Place, Vernon BC



This home is your Castle!

Your home should be your Castle! Well, this home truly is your Castle! Nestled against the impressive rock bluff of Kestrel North and with a commanding view of Okanagan Lake. Built to stand the test of time of solid granite blocks, tile roof, and solid Maple floors and fir woodwork throughout. The owners, their designer, and award-winning builder Bercum Builders blended timeless quality while ensuring every room enjoyed the magnificent Okanagan lake view, Cozy octagonal rooms rise to lofty beamed ceilings and walls of cathedral style windows pay homage to the lake views! Wonderfully comfortable with efficient geothermal heating system, heat recovery, air conditioning, security, sauna, hot tub. Two master suites with full ensuites plus 2 more bedrooms, two more baths, a den/guest room, family, games, exercise rooms, and an impressive wine cellar! The upper deck with fireplace and heaters opens from the kitchen for easy entertaining. The stamped concrete patio extends to the level beach, private dock with boat lift, and sitting area. Convenient mini kitchen to serve the beach crowd! Double garage w/220V outlet - for a workbench or electric car connection! Beautifully landscaped grounds. A most exclusive gated community of only 13 lakeshore homes hidden away about 20 minutes from downtown!





Specifications

MLS® # 10236791	Neighborhood Vernon
Year Built 2003	Zoning R4
Lot Size 0.20 acres	Lot Frontage 166
Lot Depth 100	Home Size
Total Square Footage 5388 sq. ft.	Main Level 1982 sq. ft.
Upper Level 920 sq. ft.	Lower Level 2486 sq. ft.
Bedrooms 5	Bathrooms 4
Taxes \$14, 837 / 2021	Strata Fees \$167
Strata Inclusions Contingency Reserve, Insurance, Road Maintenance, Snow Removal	
Services Services Available, Natural Gas, Geothermal, Telecommunications, Shaw Cable, Sewer, Private Water Utility	
School District SD/22	



Features

The neighborhood

PEREGRINE SHORES

Welcome to 'Peregrine Shores'! From downtown Vernon, a pleasant 12 km drive along Okanagan Lake brings you to Canadian Lakeview Estates - a fabulous development of smaller neighborhoods of single-family homes, bare-land strata, and deluxe townhomes and waterfront homes, all with minimal disturbance to the mature, natural setting. Wide roads, lighted boulevards. Residents enjoy access to the level, sandy neighborhoods beach with dock, change/washrooms, and boat launch as well as the New City Park with tennis/pickleball courts. Pass through the gates of Kestrel Estates and cruise to the second gate that opens Peregrine Shores- the most distinction neighborhood of only 13 bare-land strata, waterfront homes! All homes are on one side of the street and face south for maximum sun and privacy. A natural rock bluff forms the backdrop!

The Lot

- Almost at the very end of the road, this yard stretches a full 148 ft. along the water's edge! Pristine, the level swimmable beach!
- Beautiful rock walls and walkways connect the lawns, carefully planned plantings, and cozy fire pit area.
- Dock with a wing for seating, one 'V' berth with lift, and a second lift!
- Stamped concrete decks and patio, recently sealed.
- Hot tub to watch the sunset and moonrise!
- Underground irrigation system
- Plumbing is roughed-in for a potential water license for irrigation.
- Aqua-thermal heating system with piping in the lake (license on file)

SERVICES

- Rentals: Rental is not allowed.
- Pets: One cat and one dog
- Strata Fees \$167 include Contingency Reserve, Insurance (common), Landscaping (common), Road and Gate Maintenance,
- Street Lighting, Annual LECA Membership (Beach)
- Private utility, Corix, provides water and sewer services. Underground services Natural gas, hydro, telecommunications,
- Fire hydrants (the nearest City fire hall is 11.5 km away)

Home:

- The owners worked with award-winning Bercum builders and a designer, to ensure their 'castle' fit perfectly into the majestic landscape, that timeless materials were carefully mastered and that every room would capture the views of Okanagan Lake!
- Lots of open space but also a great division of space for many activities and privacy!
- Solid granite block construction and tile roof
- Climate Master hi-efficiency Aqua-thermal heating system with piping in the lake (license on file), Eveready Heat Recovery system, dual water tank,
- Security system (monitored by Alarmtel) Built-in vacuum system
- Sound through-out with controllable zones, hardwired for internet in kitchen and family room
- Stamped concrete decks and patios, recently resealed.
- Cultured stone, gas fireplaces
- The main level covered deck with floating glass railing, individually-controlled ceiling heaters, and a stone-faced gas fireplace.



- Impressive fir beams – much-reclaimed woods for Kelowna forest fires.
- Subtle recessed and dramatic lighting throughout
- Maple floors, fir windows, doors, and trim!
- Cedar-line Sauna with a dual electric heater for quick warm-ups!
- Double garage
- Huge storage room for all your worldly seasonal items
- Convenient double doors to the patio and beach area

Main level

- Inlaid tile floors, beamed cathedral-like ceilings, and a curved, lighted library defines the main foyer
- No matter who rules in the Kitchen, they won't be disappointed here! Fir cabinets, granite counters, lots of lighting, office station, entertainment/serving counter with wine fridge, seated Center Island, and lighted pantry! Thermador gas 5 burner range, dual ovens, compactor, twin door fridge/freezer, and quiet Bosch dishwasher. Casual dining area and French door to the covered deck.
- Formal dining room fit for any royal feast!
- Circular living room with Cathedral windows on 5 sides and gas-fired, cultured stone fireplace rising to the impressive beamed ceilings.
- Den/Bedroom with cultured stone gas fireplace flanked by built-in cabinets and shelves.
- Bath with tiled floors, granite vanity, and extra-long tub.
- Casual entry foyer from the garage offers multiple closets
- Laundry room with side by side Whirlpool appliances, sink, and lots of cabinets

Upper level

- A graceful open wooden stairway leads to the upper landing with Juliette-style balconies overlooking the main floor.
- Library/Den has walls of built-in bookcases and cabinets, vaulted beamed ceilings and stone-faced, gas fireplace
- The Master Suite on this level offers vaulted beamed ceilings, a walk-in closet and ensuite with the super long tub, a walk-in tiled shower with twin heads, and his and hers granite vanity.

Beach level

- A second curved staircase leads to the lower level. Easy care tiled foyer for beach traffic. Mini kitchen right at the patio door with fridge, microwave, dishwasher, and lots of cabinets makes entertaining a breeze!
- Level walk-out to the gorgeous covered, stamped concrete, lighted patio with barbeque and hot tub. Saunter down to the beach and dock.....
- Bath divided for beach traffic and shower/change room for the sauna users. The sauna features dual heaters for instant warmth!
- French doors with transom windows open to the cozy family room with floor-to-ceiling stone, gas fireplace, subtle recessed lighting, and a wall of built-ins.
- Down the hall awaits the games room with workout room and wine room!
- Two generous Lakeview bedrooms
- Second Master suite with walk-in closet and ensuite with His and hers vanity, soaker tub with a view, and tiled walk-in shower with twin heads.



